

024.0

Map

0004

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 879,600 /

USE VALUE: 879,600 /

ASSESSed: 879,600 /

Total Card /

Total Parcel

879,600

879,600

879,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		HENDERSON ST, ARLINGTON

Unit #:

Owner 1: ROJO BRIAN K & MARY L

Owner 2:

Owner 3:

Street 1: 76 HENDERSON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

OWNERSHIP

Owner 1: ROJO BRIAN K & MARY L

Owner 2:

Owner 3:

Street 1: 76 HENDERSON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 2259 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5375.000	410,300	4,300	465,000	879,600
Total Card	0.123	410,300	4,300	465,000	879,600
Total Parcel	0.123	410,300	4,300	465,000	879,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	389.38	/Parcel:	389.38

Legal Description

User Acct

15897

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	410,300	4300	5,375.	465,000	879,600		Year end	12/23/2021
2021	101	FV	397,700	4300	5,375.	465,000	867,000		Year End Roll	12/10/2020
2020	101	FV	397,800	4300	5,375.	465,000	867,100	867,100	Year End Roll	12/18/2019
2019	101	FV	296,900	4300	5,375.	494,100	795,300	795,300	Year End Roll	1/3/2019
2018	101	FV	296,900	4300	5,375.	360,400	661,600	661,600	Year End Roll	12/20/2017
2017	101	FV	296,900	4300	5,375.	313,900	615,100	615,100	Year End Roll	1/3/2017
2016	101	FV	296,900	4300	5,375.	267,400	568,600	568,600	Year End	1/4/2016
2015	101	FV	279,800	4400	5,375.	261,600	545,800	545,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21009-498		2/1/1991		146,500	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2016	2048	Re-Roof	8,417	C				
3/10/2000	183	Alterati	90,000					ADDITIONS
8/3/1993	370	Manual	2,000					CHANGE DRIVEWAY

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Meas/Inspect	189	PATRIOT
10/2/1999	Meas/Inspect	256	PATRIOT
8/10/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

USER DEFINED

Prior Id # 1: 15897

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date

Time

12/29/21

20:52:35

LAST REV

Date

Time

08/22/17

14:36:41

apro

1975

Total AC/HA: 0.12339

Total SF/SM: 5375

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 465,002

Spl Credit

Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

